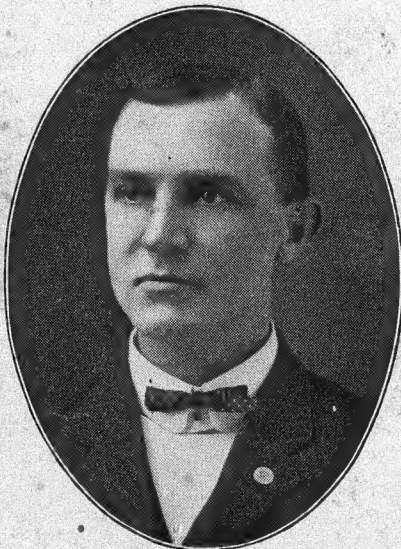


Mc CANN & Mc DERMOTT
HASTINGS, MINN.

**UNITED STATES
AND CANADA
LAND AND MORTGAGE
COMPANY**



CHARLES H. ROBBINS
General Manager

Head Office
ST. CHARLES, MINNESOTA
U. S. A.

The Fertile Valley

OF THE

Mighty Saskatchewan

RICH, CHEAP HOMES FOR THOUSANDS IN THE

BEST DISTRICT IN WESTERN CANADA.

PRAIRIE LAND, ALLUVIAL SOIL

CLAY SUBSOIL.

The World's Greatest Wheat Producing Region.

American interest in Western Canada has turned toward the districts of Assiniboia and Saskatchewan. In the central part of these two great territories is located the great Saskatchewan Rivers, "The Nile of Western Canada." In the valley of these mighty streams we own a large tract of the very best agricultural lands. It is a slightly undulating prairie covered with a heavy growth of grass. A rich black vegetable

loam from 3 to 7 feet deep, supported by a rich chocolate colored clay subsoil, furnishes an inexhaustible basis for agriculture. This district is the greatest grain producing territory on the continent. The experimental stage is past. Twenty years without a crop failure will satisfy any man that he takes no chances in making a home in this great valley, so long the feeding ground of the buffalo, and which has been transformed into the prosperous homes of a "new nation."

There are many farmers worth from \$50,000 to \$100,000, who came into the country ten to fifteen years ago, with nothing, having made it out of wheat raising. This is evidence as to producing power which can not be gotten back of.

Why?

The climate is the main factor. The Canadian West has the ideal wheat climate of the world.

1. The ideal conditions for sowing. The dates for sowing in the Canadian West have been from March 25th to April 30th, averaging April 10th. The winter breaks up suddenly, the enormous amount of sunshine licks up the water, the wheat is sown on the powdery loam and for weeks after is kept moist by the slow thawing of the deep frost beneath.

2. The enormous amount of sunshine in the growing season produces our No. 1 hard in from 90 to 100 days.

3. The cool summer nights keep the average daily summer temperature between 60 and 65 degrees Fahrenheit. This, as every practical farmer knows, is the best temperature for wheat producing.

4. Another very important factor is the rainfall. In the Canadian wheat belt the rain averages 17.34 inches and the amount falling between April 1st and October 1st is 12.87 inches or 74.2 per cent., so the greatest rainfall is distributed evenly over the period of growth.

5. The average date of cutting wheat is August 8th. The average date of freezing up, November 15th. These dates show that the farmer has abundant time to plow for his next year's crop.

The Winter

While it is true, as above stated, that the depth of frost in winter is a great factor in the wealth-producing power of Canadian wheat lands, winter ends promptly. Thanks to the warm winds from the Pacific coast, winters "close promptly and decisively." It is very seldom that the spring is damp and cold. The growth of vegetation is phenomenal, and harvest comes in the middle of August.

"With such soil, marvelous in the amount of its plant foods, and with the long bright, even occasionally hot, summer days, the metabolism of the plant cells is so rapid as only to be likened to the growth of plants under glass."

No Cyclones, No Blizzards

The climate is an excellent one for the human race. It is very stimulating and exhilarating. Yet the span of life is in no way shortened by the fact. The country is north of the cyclone and blizzard belt. Neither are known. No more are dust or sand storms.

The number of absolutely clear, sunshiny days is not exceeded in any other good agricultural country in the world. It averages 200 days out of 365.

Good Water Easily Obtained

Water may be obtained almost anywhere in the Saskatchewan Valley by shallow wells. Two of the great rivers of Canada, as well as numerous small rivers and many spring brooks, with innumerable fresh water lakes, are to be found there. Nowhere in the great Canadian West are lakes and rivers so plentiful and water so easily obtained as in this district.

Pleasantly Cool Nights

The torrid summers of the South are driving many of its people into the Northwest. The Anglo-Saxon, who is making the North American Continent the world's field of industry, is no friend of torrid atmosphere. He can stand the heat of the days, but night must give to his body the rest it demands. The long days and cool nights of Western Canada explain why the farmer in that country can do more work in one summer than the farmer of the South can do in two. Instead of the tortures of a sleepless bed on a hot summer's night, he peacefully sleeps in an atmosphere meant by nature for her strongest sons. The cool nights with their rest equip him well for the activities of the long day, and when autumn comes, the farmer of Western Canada, by his works, has proven that twice as much can be accomplished in one season as in countries where the heat of the summer's day continues through the summer's night.

Sufficient Rainfall

The records of the Dominion Government for the rainfall in the Saskatchewan Valley for the past 12 years justify the statement that droughts are unknown. The many fresh water lakes, the numerous spring brooks, as well as the two great Saskatchewan rivers, running through our territory, together with the numerous cluster of trees, giving the country the appearance of a park region, are evidences of a district with abundance of rainfall and the absence of hot winds.

A Free Country

Canada is a federal union of provinces and districts, as ours is of states and territories. The Canadian people make their own laws, levy and use their own taxes, and not a dollar tribute is paid to England. There are no British soldiers in Canada. The red coated men seen by the visitors are the local mounted police, a sturdy class of men, who have stood for the law. They are paid by the Dominion, and in smaller towns perform the duties of constable or marshal, at no cost to the citizens. Their jurisdiction, however, extends outside of the towns. Canada has never had any frontier in the sense of being "west of the law." Under this efficient system there has always been the utmost security for life and property, even in the most remote districts, and the faithful observance of the law by all classes is proverbial in Canada.

Low Taxes

Saskatchewan Valley Settlers have a Snap

Low taxes are among the inducements to settlers

in the Saskatchewan Valley, and land that they get from the United States and Canada Land and Mortgage Co., at from \$8 to \$15 per acre, they are certain not to pay in taxes more than \$10 a year on 640 acres, and at the present time his taxes will not exceed more than \$2 to \$3 a year. The government machinery is very simple and inexpensive. The general or federal government looks after outside affairs, but local matters are controlled by the territorial government. All the actual running expenses of the territorial government are paid by the federal government. The organization of school districts is optional with the settlers, and after the road tax the only other tax that the settlers have to pay is the school tax when a district is organized.

Fine School System

The school system maintained in Canada is equal in every respect to any system in the United States. Free compulsory education is given to every child, and school districts can be established wherever six children representing not less than four families are able to attend. Each school receives a government allowance depending upon attendance and grade of teacher. All legislation is shaped to the advantage of pioneer communities in school matters.

Titles The Best

We give the best titles that it is possible to give. The title to our lands comes direct from the Canadian government. Purchasers, in many instances, if they desire, can have their lands

patented direct to them from the crown. The Torrens system of land registry is used in Western Canada. By this system the government issues the certificate or deed instead of the owner and guarantees the title. There is no cumbersome and expensive abstract system connected with it.

Diversified Farming

At present prices, the first year's crop pays for the land and leaves a margin for further investment—this can be done with either wheat or flax—to say nothing of other crops.

Stock Raising

It goes without saying—and is sustained by analysis, that the native grasses of this section contain a larger per cent. of nutriment than do those of any other variety. Stock can pasture all winter long with inexpensive shelter and round up in the spring in marketable condition. These conditions are also conducive to the health of man, and disease is unknown to either man or beast.

"Homestead Act"

In connection with the sale of these lands we have an arrangement by which a purchaser of 160 acres may secure by our assistance, the adjoining quarter under the "Homestead Act," and at once become the owner of 320 acres. We have a limited number of quarters thus situated. If you desire to avail yourself of a rare opportunity, write us at once.

"The industrial future of Western Canada is undeniably grand. This is an aspect we have given much thought to. Her resources are fabulous. After all, those forces that contribute to the substantial wealth of a nation are derived from the soil, the waters and the forests. These are natural sources of wealth. In this respect Canada's prospects are exceedingly bright. She is the center of attraction to-day in the western world, and her development, commercially and industrially, is a theme that is attracting the keenest of men.

"There is no good reason why Canada should not have a population of fifty million in the next fifty years."—James J. Hill, President of the Great Northern Railway (in an interview).

United States and Canada

In speaking of the social conditions in Western Canada, Mr. T. L. Knappen, associate editor of the Minneapolis Journal, says of the people of Canada: "We can fraternize and mingle with them more agreeably than any other people in the world. At dozens of points railway trains cross the frontier with scarcely any more delay than in passing State or provincial lines.

"And the lands themselves are attractive. I have no doubt that as wheat lands the acres north of the 49th parallel average better than those south, both in quantity and quality of yield."

Phenomenal Development of Canada

A new nation is being born under our very face and eyes. Things are shaping faster in Canada than most of us here in the United States realize; indeed,

faster than Canada herself realizes. The Northwest of Canada is rapidly filling up with a new life from Eastern Canada and from our own Northwest. Farmers in Iowa, Kansas, Nebraska, Minnesota and the Dakotas are selling their valuable farms and are moving, with their families and farming implements and live stock, up into this great harvest field, and are receiving a most generous welcome.—*Saturday Evening Post, Philadelphia, Pa.*

Manitoba in the World's Wheat Market

On the occasion of Sir Wilfrid Laurier's visit to the Corn Exchange, London, England, Colonel Montgomery, V. D., made several important statements

"When it is borne in mind," he said, "that 80 per cent. of the breadstuffs of this great country has to be brought from abroad, you will readily appreciate with what great satisfaction we view the large and steadily increasing supplies of grain which are annually available for export from Canada, and I challenge contradiction when I say that of the wheats we import from Russia, India, the Pacific, and the length and breadth of the United States, none give more general satisfaction, none is more generally appreciated, than that raised in the Province of Manitoba, the Northwest.

"We look forward with confidence to the time at which, with the present rate of progress, the Dominion of Canada will have a sufficient surplus of wheat to render this country independent of other sources of supply."

Canada is Forging Ahead

Canada is forging ahead more rapidly than any other nation. The Dominion has outstripped the rest

of the world in the rate of export trade increase during the last ten years. The estimated value of the cereal production of the Canadian Northwest for 1903 is about \$55,000,000, taking no account of other items, such as general agriculture, dairying and ranching. But the sum is a handsome one, and its importance is emphasized by the additional fact that it will be distributed within an area the total population of which is less than 500,000.

Yet this figure is not quite fairly representative of the cereal crop of the district. Wheat is a cash crop, and will bring in this year nearly \$45,000,000. But there remain some 40,000,000 bushels of oats, and 11,000,000 bushels of barley. These, at present market prices, represent a value of about \$42,000,000. But only 10 per cent of this is sold. The rest is used at home by the farmers as feed for their stock. By that process it is converted into a value which can not well be estimated, but which is far beyond its market value as a cereal.—*New York Sun*.

In the *New York Daily News* not long ago Sir Thomas Shaughnessy, President of the Canadian Pacific Railway, said:

“Keep your eyes on Canada. She is well worth studying at this important period of her growth. Canada is growing every hour. She is becoming active and is making great strides in the direction of prosperity. Her people are pushing ahead with the ambitious purpose to build up industries all over Canada, and they are going to do it. Canada is going to be one of the greatest, if not the greatest agricultural center of the world, and it is toward this end that Canada is

working. By making Canada a great agricultural center the people of Canada hope to make it a great industrial center. There is not the slightest doubt in my mind as to their success."

Manhood Suffrage

All citizens, 21 years of age, can vote in federal and territorial elections. The Australian or secret ballot prevails. In school districts and municipalities only those who own taxable property, or have a regular income, are allowed to vote, and this includes unmarried women who own property.

Churches

All denominations have strong organizations, and the company assists its colonies in getting satisfactory religious and social advantages as soon as the colony is placed.

Big Demand For Horses

With the very rapid development of Western Canada, the supply of horses has not kept pace, and today perhaps nowhere in this country are horses in greater demand and can be raised as profitably as in these districts. Here, without any feeding from one end of the year to the other, it is possible to raise horses that will bring, at maturity, a handsome price. This demand will continue for years and the horse industry in Canada is sure to remain profitable.

Always Money in Hogs

The large yields of peas, speltz and barley which we have already shown, must mean that large numbers of hogs will be grown in this district. With this remarkably cheap feed and a market equal to the best,

the raising of hogs is bringing quick returns to all engaged in the business.

Sheep Husbandry Profitable

The flocks of sheep that now roam the Canadian prairies are the best evidence that any man can have as to the possibilities of this industry. The present demand exceeds the supply. Last year British Columbia imported over 20,000 frozen mutton carcasses from Australia. The Saskatchewan Valley will stop that.

Peas take the place of Corn for Hogs

The farmer in the Saskatchewan Valley can grow for his hogs peas yielding from 70 to 80 bushels to the acre, entirely free from bugs. They take from 105 to 110 days to mature.

Speltz is a Grain That is Growing in Favor With the Farmer

This grain has not been extensively raised in the United States. It is, however, rapidly growing in favor with the farmers who are handling cattle and hogs. It is especially well adapted for fattening purposes. It yields enormously and to some extent takes the place of corn. It often produces from 70 to 90 bushels to the acre in the Canadian Northwest.

Dairying Aided by Government

With reference to the dairying industry in Western Canada we wish to say that the Canadian Government realizes the importance of this great industry, which in the past few years has done so much to make the farmers of the Northwestern States wealthy. The government, upon application of a certain number of

farmers, will build and conduct a co-operative creamery, and all the income, except the nominal expense, goes to the patrons of the creamery.

This means that the farmer can go to this new country on practically the same basis as in the state that he left behind. The abundance of wild and tame grasses, such as clover and timothy, as well as fodder corn, wheat, oats and barley straw, will secure for the farmer enough feed, and also shelter against the cold weather, so that it will enable him to take good care of his stock during the winter months.

The American invasion has only begun. A practical farmer only needs to be shown that he can sell out his land for \$100 per acre and buy in a better climate, land that will produce twice as much per acre as his own for \$15 per acre. He knows that the revenue-producing power of this land will make it worth in ten years' time \$50 to \$75 per acre.

It is these facts that have put in motion the American invasion of Western Canada.

A Great Game Country

The settler who has a weakness for the gun will find recreation and occupation on his own lands. Prairie chickens, ducks of all varieties and wild geese abound, with occasional deer and antelope. There is no better small game country in the world than the prairie country of the Saskatchewan below Prince Albert, or going into the timber country north of Prince Albert, the hunter will find many opportunities to get a shot at the lordly moose or the timid deer. The rivers and lakes also abound in fish of the best food varieties characteristic of northern waters.

Social Advantages the Best

Life is not entirely a matter of labor. Man must have recreation, neighbors and companions. The rush to the Saskatchewan Valley is so great that in a few years the settler will be surrounded by all the advantages that are now enjoyed in the older states to the south. Towns are growing up rapidly. Fraternal organizations are being installed. Churches and schools are being built as rapidly as the demands of the people necessitate, and in a few years the settler will not see any difference in his Saskatchewan Valley home from the one he left behind.

If you have money that is only paying you three per cent. and want a good chance to invest from \$500 to \$10,000 in good farm lands that will pay you from ten to fifty per cent. we would advise you to take advantage of this chance and buy Canada lands.

Canada is now a wonderful empire, being developed by agriculture and there is no land in the world today that will produce such wheat crops. This country can produce from twenty-five to forty-five bushels of wheat per acre, now then, land that will produce such crops, should there be any doubt but what the prices must go up?

Don't wait, but buy when you can get land at a low price; we are selling lands close to the town of Bonnington at from \$8 to \$15 per acre.

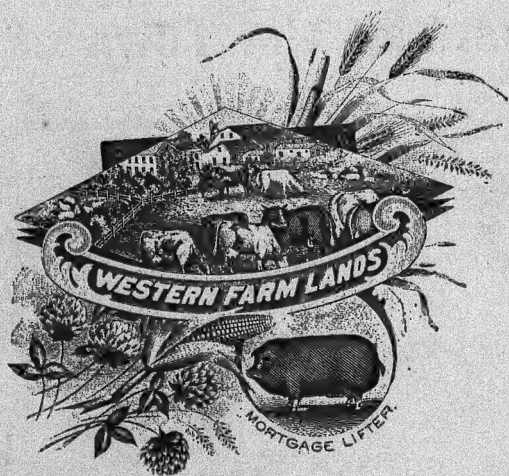
We can give you one hundred and seventy thousand acres to select from.

We run free excursions every week to Bonnington for land purchasers. When you get ready to go, write

United States and Canada Land and Mortgage Company

CHAS. H. ROBBINS, Gen'l Mgr.

Head Office, St. Charles, Minn.



United States and Canada Land and Mortgage Company

Our Lands that we are now offering are

Located inside of Red Border

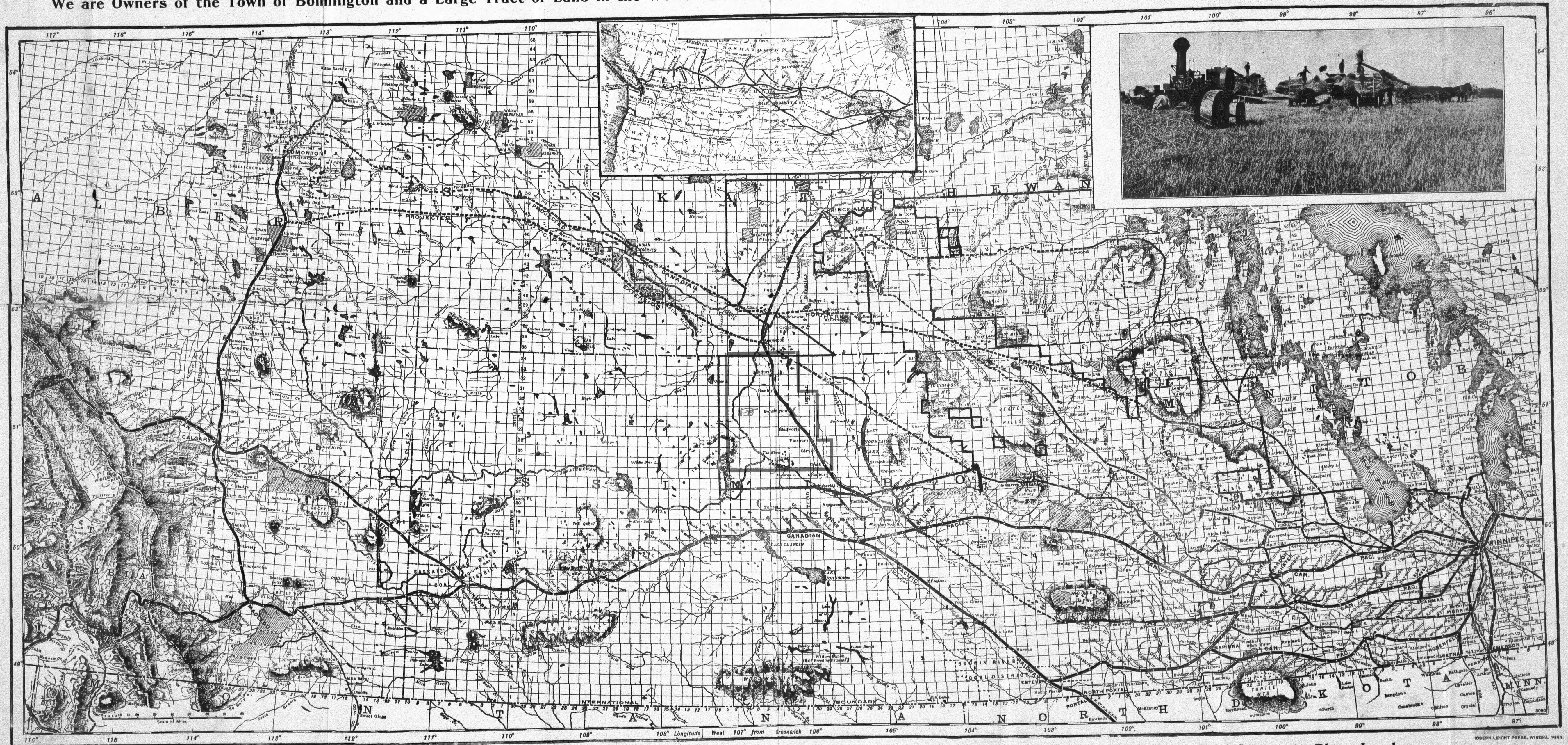
ST. CHARLES, MINNESOTA, U. S. A.

CHAS. H. ROBBINS, General Manager

We selected our Lands from 3,000,000 acres

Consequently we have No Poor Lands

We are Owners of the Town of Bonnington and a Large Tract of Land in the World Famous Wheat Belt of the Saskatchewan Valley in Western Canada on the Canadian Pacific Railway



Good Soil, Good Water, Good Railroad and Telegraph Facilities. Lands Sell at from \$8.00 to \$15.00 per Acre, According to Location. Free Livery to Show Lands.

JOSEPH LEITCH PRESS, WINONA, MINN.